

Attachment B

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE REGARDING THE
SCIENCE RESEARCH PARK DISTRICT
(TC1200002)**

WHEREAS, the Durham City Council wishes to amend certain provisions in the Unified Development Ordinance regarding the Science Research Park (SRP) District; and

WHEREAS, it is the objective of the Durham City Council to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that Article 5, Use Regulations, and Article 6, District Intensity Standards, of the Unified Development Ordinance are amended to make the following changes set forth in the strikethroughs and underlining below:

PART 1

[Revise the use table for SRP, and limited use standards for Light Industrial and Research and Development]

Sec. 5.1 Use Table

[Paragraphs within this section, but not listed, remain unchanged]

5.1.2 Use Table

[Portions of the table not depicted remain unchanged]

		RESIDENTIAL						NONRESIDENTIAL						PLANNED				DESIGN				
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:
PUBLIC AND CIVIC USES																						
Community Service	Museums	L/m	L/m	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L				‡L	‡L		‡L	L	L	5.3.3G
Educational Facilities	School, elementary	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P		‡L/m	‡	‡	‡	‡	P	P	5.3.3K
	School, middle or high	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P		‡L/m	‡	‡	‡	‡	P	P	
INDUSTRIAL USES																						
Light Industrial Service	All light industrial service, except as listed below											L	P	P				‡		L		5.3.6D
	Research and development											L	P	P						P	L	5.3.6E

Sec. 5.3 Limited Use Standards

[Paragraphs within this section, but not listed, remain unchanged]

5.3.6 Industrial Use Standards

D. Light Industrial Uses

Light industrial uses shall be permitted in accordance with the use table in Sec. 5.1, Use Table, subject to the following:

1. Within the DD District, the following light industrial uses shall not be allowed:
 - a. Equipment rental;
 - b. Maintenance yard or facility; and
 - c. Regional recycling center.
2. Within the SRP District, the only light industrial uses permitted shall be the manufacture or assembly of equipment, instruments (including musical instruments), precision items, or electrical items.
 - a. The manufacture or assembly of appliances, toys, or other similar items are not permitted.
 - b. Outdoor storage for manufacturing is allowed only as an accessory use.
3. No outdoor operations or storage shall be visible from the street.

E. Research and Development

Research and development shall be permitted in accordance with the use table in Sec. 5.1, Use Table, subject to the following:

1. Research and development shall not be permitted in the S2 sub-district of the CD District.
2. Within the SRP District:
 - a. Helipads are allowed as an accessory use with approval of a minor special use permit pursuant to Sec. 3.9, Special Use Permit.
 - b. Retail sales and service uses, and restaurants without drive-through windows, are allowed as an accessory use with the following conditions:
 - (1) No signs shall be visible off-site.
 - (2) The use shall be located within a building housing a principal use allowed in the District.

PART 2

[Revise dimensional standards for the SRP District]

Sec. 6.10 Nonresidential District Development Intensity

[Paragraphs within this section, but not listed, remain unchanged]

6.10.1 Nonresidential Development Standards

B. Suburban Tier

All nonresidential development in the Suburban Tier as designated in the Comprehensive Plan shall comply with the standards in the tables below.

2. Standards for the SRP, IL, and I Districts

Dimensional Standard	SRP		IL		I	
	Min.	Max.	Min.	Max.	Min.	Max.
Site Area (square feet)	---	---	25,000	---	30,000	---
Lot Width (feet)	300	---	100	---	150	---
Street Yard (feet)	100	---	40	---	40	---
Side Yard (feet)	100	---	30	---	50	---
Rear Yard (feet)	100	---	25	---	40	---
Building Coverage (%) ¹	---	15	---	60	---	65
Height (feet)	---	120	---	50	---	90

¹Building coverage may be further restricted by the impervious surface requirements of paragraph 8.7.2B, Impervious Surface Limits.

- a. Within the SRP District:
 - (1) The street yard shall only apply to yards adjacent to public rights-of-way.
 - (2) Side and rear yards can be eliminated if adjacent to a railroad right of way, or can be reduced to 30 feet if adjacent to permanently protected open space and the building separation is at least 150 feet.
 - (3) No parking, loading, or storage shall be permitted within the required yard areas.
 - (4) The maximum building coverage shall not apply to parking structures.
- b. Side yards in the IL and I districts may be reduced by 10 feet if adjacent to a nonresidential district or use.
- c. Rear yards in the IL and I districts may be reduced by up to 50% if adjacent to a railroad right-of-way.
- d. Additional height, up to 145 feet, may be approved through the issuance of a Minor Special Use Permit pursuant to Sec. 3.9, Special Use Permit.

PART 3

That the Unified Development Ordinance shall be renumbered as necessary to accommodate these changes and clarifications.

PART 4

That this amendment of the Unified Development Ordinance shall become effective upon adoption.